



COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

EIGHTH FLOOR,  
DA COSTA BUILDING,  
68 GRENFELL STREET,  
ADELAIDE.

In reply quote No.

BUILDING OPERATIONS : SOUTH AUSTRALIA

Three months ended 31st March 1960

A summary of building operations in South Australia from 1955 to March 1960 is shown in Table 1 of this bulletin. More detailed information concerning types of houses is shown in Table 2, other new buildings in Table 3, employment in the building industry in Table 4, and dwellings in local government areas in Table 5.

As shown in Table 1, the total number of new houses commenced in South Australia during the three months ended 31st March 1960, was 2,413, which is the highest recorded since the collection commenced in September quarter 1945. The table also shows that there were 2,337 houses and flats completed during the March quarter. This was 357 (18 per cent) more than the number completed during the corresponding period of 1959 and comprised 360 additional houses and 3 fewer flats.

Table 2 indicates that the trend in owner-built houses continued to decline, the number commenced during the March quarter 1960 being 197, compared with 248 commenced during the March quarter 1959. However, the number of contract built houses commenced reached a new peak of 2,216.

As is apparent in Table 3, the value of "new buildings other than dwellings and factories" commenced, completed or under construction is subject to considerable fluctuations from period to period. This may be due to the fact that the projects covered may vary considerably in scale, so that a single project may be a large proportion of the total, and to the fact that the timing of the commencement and completion of a large project may depend on whether it has been let as a single contract or as a series of contracts to be completed in stages. Thus the series in Table 3 of value of new buildings under construction is much less likely to be an index of changes in building activity for the types of buildings shown than would be the case with the series for houses and flats.

Persons employed at 31st March 1960, on all jobs of builders of new buildings (shown in Table 4) totalled 13,307. This was the highest level recorded, the number employed having increased progressively since March 1959.

In recent years, a considerable proportion of home building has been concentrated within a few local government areas. During the March quarter 1960, dwellings completed in the areas governed by the Municipal Corporations of Marion, Campbelltown and Enfield, and the District Council of Salisbury (which includes Elizabeth), shown in Table 5, accounted for 41.3 per cent of the State Total.

DEFINITIONS

**Commencements** - Generally speaking, a building is not recorded as being commenced until the foundations have been laid.

**Completions** - A building is regarded as having been completed when the contractor has fulfilled the terms of the contract, or in the case of an owner-builder, when the dwelling is either completed or occupied (whichever occurs first).

**Under Construction** - Once a building is commenced, it is classified as "Under Construction" until it is completed, even though work may have been temporarily suspended.

**Values** - All values shown exclude the value of land and represent the estimated value of buildings upon completion.

**New Buildings** - Includes major new additions to existing buildings, but excludes minor alterations, additions, repairs and renovations, and construction of railways, bridges, earthworks, water storage etc.

TABLE 1 : NEW BUILDINGS COMMENCED, COMPLETED AND UNDER CONSTRUCTION - NUMBER AND VALUE  
(WHEN COMPLETED)

Period	Houses (a)		Flats (a)		Factories		Other New Buildings	Total New Buildings
	No.	£'000	No.	£'000	No.	£'000 (b)	£'000 (b)	£'000

COMMENCED DURING PERIOD

Year ended -								
31st Dec. 1955	8,261	24,890	166	386	156	2,635	12,276	40,187
1956	7,463	23,077	149	323	146	2,089	8,706	34,195
1957	6,898	22,281	371	840	131	2,749	8,192	34,062
1958	7,141	22,846	769	1,831	132	2,461	12,306	39,444
1959	8,665	28,189	713	1,717	136	2,028	15,265	47,199
Quarter ended -								
31st Mar. 1959	1,958	6,312	94	202	33	553	2,610	9,677
30th June	2,356	7,592	172	408	42	480	3,579	12,059
30th Sept.	2,265	7,369	177	450	29	326	4,682	12,827
31st Dec.	2,086	6,916	270	657	32	669	4,394	12,636
31st Mar. 1960	2,413	8,120	151	456	29	442	3,138	12,156

COMPLETED DURING PERIOD

Year ended -								
31st Dec. 1955	7,282	21,200	126	281	128	1,898	4,742	28,121
1956	7,673	23,767	106	265	175	4,189	6,608	34,829
1957	7,318	23,539	316	716	149	2,575	9,498	36,328
1958	7,705	25,030	562	1,342	119	1,888	14,384	42,644
1959	8,628	27,983	591	1,389	145	2,343	12,411	44,126
Quarter ended -								
31st Mar. 1959	1,832	5,878	148	370	34	440	2,784	9,472
30th June	2,232	7,213	128	295	38	478	3,149	11,135
30th Sept.	2,157	7,016	152	356	47	1,061	2,880	11,313
31st Dec.	2,407	7,876	163	368	26	364	3,598	12,206
31st Mar. 1960	2,192	7,399	145	345	21	206	3,714	11,664

UNDER CONSTRUCTION AT END OF PERIOD

Year ended -								
31st Dec. 1955	6,165	18,388	129	312	97	4,148	12,669	35,517
1956	5,944	18,278	170	370	67	2,093	15,983	36,724
1957	5,495	17,580	225	510	49	2,363	14,986	35,439
1958	4,931	15,705	432	995	63	2,977	13,146	32,823
1959	4,968	16,208	554	1,367	54	2,805	16,080	36,460
Quarter ended -								
31st Mar. 1959	5,057	16,292	378	866	62	3,089	12,962	33,209
30th June	5,181	16,717	422	978	66	3,011	13,398	34,104
30th Sept.	5,289	17,128	447	1,082	48	2,288	15,293	35,791
31st Dec.	4,968	16,208	554	1,367	54	2,805	16,080	36,460
31st Mar. 1960	5,189	17,115	560	1,495	63	3,119	15,639	37,368

(a) Excludes dwellings attached to factories and other new buildings.

(b) Includes dwellings attached.



TABLE 2 : HOUSES, CONTRACT BUILT AND OWNER BUILT - NUMBER AND VALUE (WHEN COMPLETED)

Period	Contract Built				Owner Built (a)			
	Brick, Stone etc.		Other (b)		Brick, Stone etc.		Other (b)	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000

COMMENCED DURING PERIOD

Year ended -								
31st Dec. 1955	5,021	15,275	1,263	3,289	1,656	5,568	321	758
1956	4,021	13,896	1,113	2,910	1,582	5,424	345	847
1957	4,417	14,544	883	2,375	1,295	4,605	303	757
1958	4,917	16,174	886	2,329	1,074	3,733	264	610
1959	6,547	21,793	1,109	3,014	822	2,943	187	439
Quarter ended -								
31st Mar. 1959	1,435	4,754	275	748	201	707	47	103
30th June	1,743	5,746	311	840	249	877	53	129
30th Sept.	1,780	5,903	254	681	183	673	48	112
31st Dec.	1,589	5,390	269	745	189	686	39	95
31st Mar. 1960	1,944	6,684	272	726	159	613	38	97

COMPLETED DURING PERIOD

Year ended -								
31st Dec. 1955	4,599	13,743	1,047	2,772	1,305	3,970	331	715
1956	4,669	14,771	1,247	3,237	1,474	5,087	283	672
1957	4,510	14,751	1,022	2,724	1,485	5,301	301	763
1958	4,946	16,291	920	2,433	1,491	5,435	348	871
1959	6,064	20,024	1,091	2,953	1,192	4,325	281	681
Quarter ended -								
31st Mar. 1959	1,194	3,924	226	591	328	1,159	84	204
30th June	1,590	5,179	279	769	303	1,124	60	141
30th Sept.	1,602	5,312	269	738	233	836	53	130
31st Dec.	1,678	5,609	317	855	328	1,206	84	206
31st Mar. 1960	1,606	5,526	269	722	275	1,035	42	116

UNDER CONSTRUCTION AT END OF PERIOD

Year ended -								
31st Dec. 1955	3,352	10,056	593	1,513	1,941	6,177	279	642
1956	3,113	9,521	455	1,192	2,047	6,736	329	829
1957	2,976	9,415	341	925	1,849	6,392	329	848
1958	2,951	9,341	303	818	1,432	4,937	245	609
1959	3,434	11,235	321	883	1,062	3,711	151	379
Quarter ended -								
31st Mar. 1959	3,192	10,260	352	974	1,305	4,547	208	511
30th June	3,345	10,832	384	1,048	1,251	4,335	201	502
30th Sept.	3,523	11,438	369	996	1,201	4,206	196	488
31st Dec.	3,434	11,235	321	883	1,062	3,711	151	379
31st Mar. 1960	3,772	12,495	324	902	946	3,352	147	366

(a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction without the services of a contractor who is responsible for the whole job.

(b) "Other" houses are mainly of fibro cement or weatherboard construction e.g. of the 1,372 "other" type houses completed during 1959 (1,091 contract built and 281 owner built) 1,237 were of fibro cement construction valued at £3,220,000 and 135 other types of construction, mainly weatherboard, with a value of £414,000. During the March quarter 1960, these types of houses completed were 286 (£760,000) and 25 (£78,000) respectively.

TABLE 3 : NEW BUILDINGS OTHER THAN DWELLINGS AND FACTORIES - VALUE (WHEN COMPLETED) (a)  
(£'000)

Type of Building	Year ended				Quarter ended			
	31st Dec. 1957	31st Dec. 1958	31st Dec. 1959	31st Mar. 1959	30th June 1959	30th Sept. 1959	31st Dec. 1959	31st Mar. 1960
COMMENCED DURING PERIOD								
Shops	720	851	1,134	360	254	326	194	436
Offices	593	1,604	2,103	518	106	859	620	415
Other Business Premises (b)	1,146	2,409	2,664	506	905	798	455	633
Educational	2,841	2,764	3,569	494	734	1,503	838	246
Health	592	1,904	2,194	80	625	96	1,393	492
All Other (c)	2,300	2,774	3,601	652	955	1,100	894	916
Total	8,192	12,306	15,265	2,610	3,579	4,682	4,394	3,138
COMPLETED DURING PERIOD								
Shops	726	784	1,431	530	369	192	340	371
Offices	1,774	1,947	559	137	96	248	78	1,298
Other Business Premises	1,353	2,416	2,500	380	464	513	1,143	837
Educational	1,517	1,860	3,381	1,003	627	395	1,356	503
Health	1,856	5,199	1,476	64	710	582	120	31
All Other (c)	2,272	2,178	3,064	670	883	950	561	674
Total	9,498	14,384	12,411	2,784	3,149	2,880	3,598	3,714
UNDER CONSTRUCTION AT END OF PERIOD								
Shops	848	928	647	770	660	795	647	733
Offices	1,720	1,417	2,969	1,788	1,808	2,421	2,969	2,143
Other Business Premises	957	959	1,238	1,087	1,549	1,929	1,238	1,039
Educational	2,701	3,598	3,730	3,072	3,167	4,248	3,730	3,481
Health	7,051	3,875	4,573	3,890	3,787	3,311	4,573	5,037
All Other (c)	1,709	2,369	2,923	2,355	2,427	2,589	2,923	3,206
Total	14,986	13,146	16,080	12,962	13,398	15,293	16,080	15,639

(a) Includes values of dwellings attached.

(b) Includes service stations, warehouses, communications buildings etc.

(c) Includes hotels, guest houses, buildings for religious and entertainment purposes etc.

TABLE 4 : PERSONS ENGAGED ON SPECIFIED DAYS ON ALL JOBS OF BUILDERS OF NEW BUILDINGS (a)

	30th Mar. 1956	29th Mar. 1957	31st Mar. 1958	31st Mar. 1959	30th June 1959	30th Sept. 1959	16th Dec. 1959	31st Mar. 1960
Contractors	797	738	716	685	697	703	686	709
Subcontractors	1,895	1,760	1,853	2,242	2,300	2,631	2,664	2,691
Wage Earners	8,860	8,651	7,994	9,226	9,639	9,577	9,767	9,907
Carpenters	3,512	3,417	3,165	3,463	3,688	3,750	3,638	3,640
Bricklayers	1,764	1,651	1,582	1,793	1,923	2,004	2,103	2,214
Painters	1,024	900	902	1,035	1,058	1,039	1,155	1,159
Electricians	488	483	484	571	575	643	636	636
Plumbers	859	847	825	981	981	1,094	1,081	1,101
Builders' Labourers	2,105	2,051	1,772	2,137	2,207	2,257	2,190	2,240
Other	1,800	1,800	1,833	2,173	2,204	2,124	2,314	2,317
Total	11,552	11,149	10,563	12,153	12,636	12,911	13,117	13,307

(a) Figures relate to persons actually working on a specified day on the jobs of contractors who undertake the erection of new buildings and of Government instrumentalities which erect new buildings on their own account. They include persons actually engaged on alterations, additions, repairs and maintenance when these jobs are undertaken by such contractors and instrumentalities. Men working as or for sub-contractors and men temporarily laid off due to weather are included.

Because of frequent movements between jobs and because some persons (such as electricians etc.) may work on several jobs which are under construction simultaneously, some duplication may occur.

The figures exclude persons working on owner-built houses and employees of builders who undertake only alterations, additions, repairs and maintenance.



TABLE 5 : DWELLINGS IN LOCAL GOVERNMENT AREAS (a) - NUMBER OF PERMITS AND NUMBER COMPLETED

Local Government Area	Year ended			Quarter ended				
	31st	31st	31st	31st	30th	30th	31st	31st
	Dec.	Dec.	Dec.	Mar.	June	Sept.	Dec.	Mar.
	1957	1958	1959	1959	1959	1959	1959	1960

PERMITS AND AUTHORIZATIONS (b)

Metropolitan:								
Brighton	435	454	310	54	86	93	77	66
Burnside	295	307	330	82	97	72	79	163
Campbelltown	531	350	607	123	115	161	208	201
Enfield	678	834	848	170	227	190	261	256
Marion	1,101	889	887	288	159	252	188	252
Mitcham	417	463	656	124	244	140	148	178
Port Adelaide	221	250	234	59	55	56	64	60
West Torrens	554	393	450	91	73	167	119	156
Woodville	325	559	480	139	136	107	98	158
Other Metropolitan (c)	682	704	795	128	203	216	248	174
Total	5,239	5,203	5,597	1,258	1,395	1,454	1,490	1,664
Country:								
Mt. Gambier Corp'n	304	201	127	24	67	14	22	35
Noarlunga D.C.	114	141	112	13	24	43	32	25
Pt. Augusta Corp'n	27	116	97	32	14	26	25	26
Pt. Lincoln Corp'n	103	89	59	7	32	9	11	18
Pt. Pirie Corp'n	36	64	34	4	10	14	6	4
Salisbury D.C.	856	853	1,442	98	680	216	447	712
Teatree Gully D.C.	116	153	270	45	71	59	94	89
Whyalla Town Comm.	67	316	283	51	132	28	72	121
Other Country (c)	850	1,014	1,128	242	252	304	325	227
Total	2,473	2,947	3,552	516	1,282	713	1,034	1,257
Total State	7,712	8,150	9,149	1,774	2,677	2,167	2,524	2,921

COMPLETIONS

Metropolitan:								
Brighton	337	421	506	151	160	94	101	74
Burnside	291	302	315	72	74	74	95	86
Campbelltown	544	538	458	88	137	111	122	235
Enfield	701	762	935	194	249	259	233	227
Marion	918	1,056	903	193	227	252	231	242
Mitcham	511	447	546	98	129	126	193	190
Port Adelaide	190	220	250	66	67	50	67	78
West Torrens	467	416	480	116	93	151	120	86
Woodville	340	377	692	116	185	185	206	134
Other Metropolitan	649	748	625	136	183	154	152	173
Total	4,948	5,287	5,710	1,230	1,504	1,456	1,520	1,525
Country:								
Mt. Gambier Corp'n	274	280	138	24	47	40	27	38
Noarlunga D.C.	56	90	100	27	18	22	33	23
Pt. Augusta Corp'n	68	67	78	22	12	15	29	16
Pt. Lincoln Corp'n	71	108	71	20	13	16	22	12
Pt. Pirie Corp'n	53	84	57	16	11	13	17	6
Salisbury D.C.	927	1,029	1,329	251	359	330	389	266
Teatree Gully D.C.	59	124	184	47	33	44	60	66
Whyalla Town Comm.	70	96	261	39	62	79	81	86
Other Country	1,137	1,132	1,332	313	311	305	403	310
Total	2,715	3,010	3,550	759	866	864	1,061	823
Total State	7,663	8,297	9,260	1,989	2,370	2,320	2,581	2,348

(a) Dwelling units - houses and flats plus "Other New Buildings" which have dwelling attached. (b) Permits are not required throughout country districts. (c) Includes government authorizations.

D.L.J. Aitchison

DEPUTY COMMONWEALTH STATISTICIAN

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